

N1/2 OF PAR
IN OR 1331/1494
ESMT IN OR 688/1407

SENKUS EDWARD WILLIAM
96395 MARANATHA RD
YULEE, FL 32097

2023

50-3N-28-0000-0032-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 70	0820	02	1,432	105.8000	68.77	98,479	1993	1993	0	0	5	70.00	25.00	VALUATION BY STANDARD													
Exterior Wall	03	BELOW AVG. 30	1 M/H 93- - 100% - 2023													Heated Area: 1432													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2023													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	02	WINDOW 100																											
Heating Type	03	FORCED AIR 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
DOR CODE			0200 MOBILE HOME																										
MAP NUM																MKT AREA		04											
NEIGHBORHOOD/LOC			4031.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,152	100	1,152	19,806																									
BAS	280	100	280	4,814																									
TOTALS			1,432	1,432												24,620													
EXTRA FEATURES			96395 MARANATHA RD, YULEE																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660														
3	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960														
4	1242	WD DECK A	0 100	0	0	226.00	SF	6.00	6.00	100	2005	2005	3	27	366														
5	0300	BOAT DCK W	0 100	345	5	1,725.00	SF	40.00	40.00	100	2008	2008	3	56	38,640														
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2006	2006	3	31	713														
7	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	620														
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2006	2006	3	48	2,496														
TOTAL OB/XF			46,455																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000130	C	SFR WATER	100		RMH	105.00	210.00	105.00	FF	5	0.94	1.00	0.89	2,700.00	2,411.10	253,166												
REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 253,166 Market: 0 Agricultural: 0 Common: 253,166 PRINTED 08/02/2023 BY SYS																													

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